

Proposed Concordia University
Space Master Plan:

Overview

The purpose of this document is to provide an overview of the Concordia University Long-Term Space Master Plan. Intensive work has been completed over the last nine months in determining the realistic physical space needs of the University. The Space Master Plan is based on the academic plans approved by the University Senate, principles established by the University Long-Term Space Development Steering Committee, extensive site visits and departmental needs analyses conducted throughout the University as well as projected student enrolment, faculty and staff levels. The Rector's Cabinet and the Real Estate Planning Committee of the Board have reviewed the overall plan and have approved it in-principle for submission to the Board of Governors.

Sir George Williams Campus.

- The Sir George Williams Campus will be consolidated into a well-defined area bordered generally by Sherbrooke St. on the north, Guy St. on the west, Ste. Catherine on the south and Bishop St. on the east.
- Through the use of signage and creative urban planning design, an urban centre campus will be created with a distinct identity that will ensure that the area within our boundaries will be immediately recognizable as "Concordia University grounds". Negotiations will be undertaken with the Ville de Montréal to: establish major and minor gateways to the campus; effectively narrow de Maisonneuve Blvd. from Bishop to Guy and MacKay St. beside the Hall Bldg.; and , over the long-term, to incorporate Place Bethune into the campus.
- The site directly south of the GM Bldg., the York Cinema site and the property on Guy between de Maisonneuve and Ste Catherine will be developed for new Concordia facilities. The new development will be distinctive and will be a landmark within the Montreal region. A national architectural competition has been undertaken to ensure that this goal is achieved.
- In order for the University's space requirements to be realized, the University must build to the maximum site potential for the "south of the GM Bldg./York Cinema site" and the "Guy/deMaisonneuve" sites. The University will request that the City modify the zoning by-laws accordingly.
- The "south of the GM Bldg./York Cinema site" will accommodate the Visual

Arts and facilities for the Faculty of Engineering & Computer Science. For Engineering and Computer Science, the new integrated complex will house the faculty, the great majority of its research activities and its graduate students. The Visual arts will be consolidated, over time, in the new complex in space specifically designed for the special requirements of the various visual arts programmes.

The “south of the GM Bldg./York Cinema” complex will also contain retail space and parking facilities.

- The “Guy/deMaisonneuve” property will be the new home for the Faculty of Commerce & Administration. The building will also contain advanced classroom facilities and a Sir George Williams Campus recreation and fitness centre.
- The Hall, McConnell, Faubourg and Guy Metro Buildings will be retained.

The Hall Building will be restored as a primarily academic facility and will house the Social Sciences, undergraduate teaching facilities for the Faculty of Engineering and Computer Science and major upgraded classroom facilities.

The McConnell Building will contain expanded library facilities, the Humanities and the Department of Instructional and Information Technology Services.

The Faubourg Tower will contain the Mel Hoppenheim School of Cinema as well as the Centre for Continuing Education.

The Guy Metro Building will be integrated into the new Engineering & Computer Science/Visual Arts Complex and will contain student services, student association activities and the University’s administrative offices.

- In addition to the student facilities housed in the Guy Metro Building, student areas will be created throughout the campus in a manner to facilitate student and student/faculty interaction and to accommodate specific activities that are Faculty or Departmentally linked.
- The two complexes will be linked by underground tunnel.
- Concordia University will move out of the annexes and from at least 95% of its rental facilities.

Loyola Campus.

- All activities at Loyola will be consolidated onto the main campus grounds.
- The east side of the campus will become the home for the Performing Arts. The long-term plan calls for the construction of a new performing arts centre on the

site that currently contains the east-campus parking lot and the Physical Resources Building (the old Loyola arena). The new facility will be connected to the current Student Centre, which will be renovated for the performing arts, and the Oscar Peterson Concert Hall.

- The Vanier Library will remain generally unchanged except for the reconfiguration of some of the “non-library” space in the building.
- Student activities, teaching facilities, certain Arts & Science areas and administration will occupy the Administration, Central and Refectory Buildings. The Refectory Building will become the new Student Centre.
- Psychology will continue to occupy their current facilities in the PY Building.
- A new science complex will be constructed on the west side of the campus. The Science Complex will consist of two new buildings and will integrate the Bryan Building. The new buildings will be the home of major new research facilities and graduate student space while the Bryan Building will be renovated for faculty offices and teaching facilities. Biology, Chemistry, Exercise Science, Physics, major elements of Psychology (e.g. CSBN, cognitive studies) and various research centres will be housed in the new complex as will animal care facilities and the Science Technical Centre.
- The Drummond Science Building will be renovated to become the new home for Communications Studies and Journalism. With renovations to the current structure, the Drummond Science Building can accommodate projected future growth in these areas.
- Loyola International College will be centred in the renovated Hingston complex.
- Residence space will be increased on the Loyola Campus either through the construction of new facilities and/or the renovation of existing buildings.
- The acquisition of the Jesuit Residence will be actively pursued.
- In addition to the student facilities housed in the Refectory Building, student areas will be created throughout the campus in a manner to facilitate student and student/faculty interaction and to accommodate specific activities that are Faculty or Departmentally linked. In addition, a student services centre similar to the Birks Student Services Centre in the McConnell Building will be developed on the Loyola Campus.
- The buildings on the Loyola north campus will be connected by above-ground walkways.
- A major renovation and enhancement of the Athletics Complex incorporating new fitness and recreation facilities, gymnasia, physiotherapy facilities and a

swimming pool will be undertaken.

- New parking facilities will be built on the northwest side of the campus.

Phasing and Priorities

The proposed Concordia University Space Master Plan is a long-term development plan that will be phased over time. Implementation will be based on financial considerations, academic priorities and obtaining the necessary approvals. Once approval in-principle has been received for the overall plan, specific projects will be developed for consideration, approval and implementation.

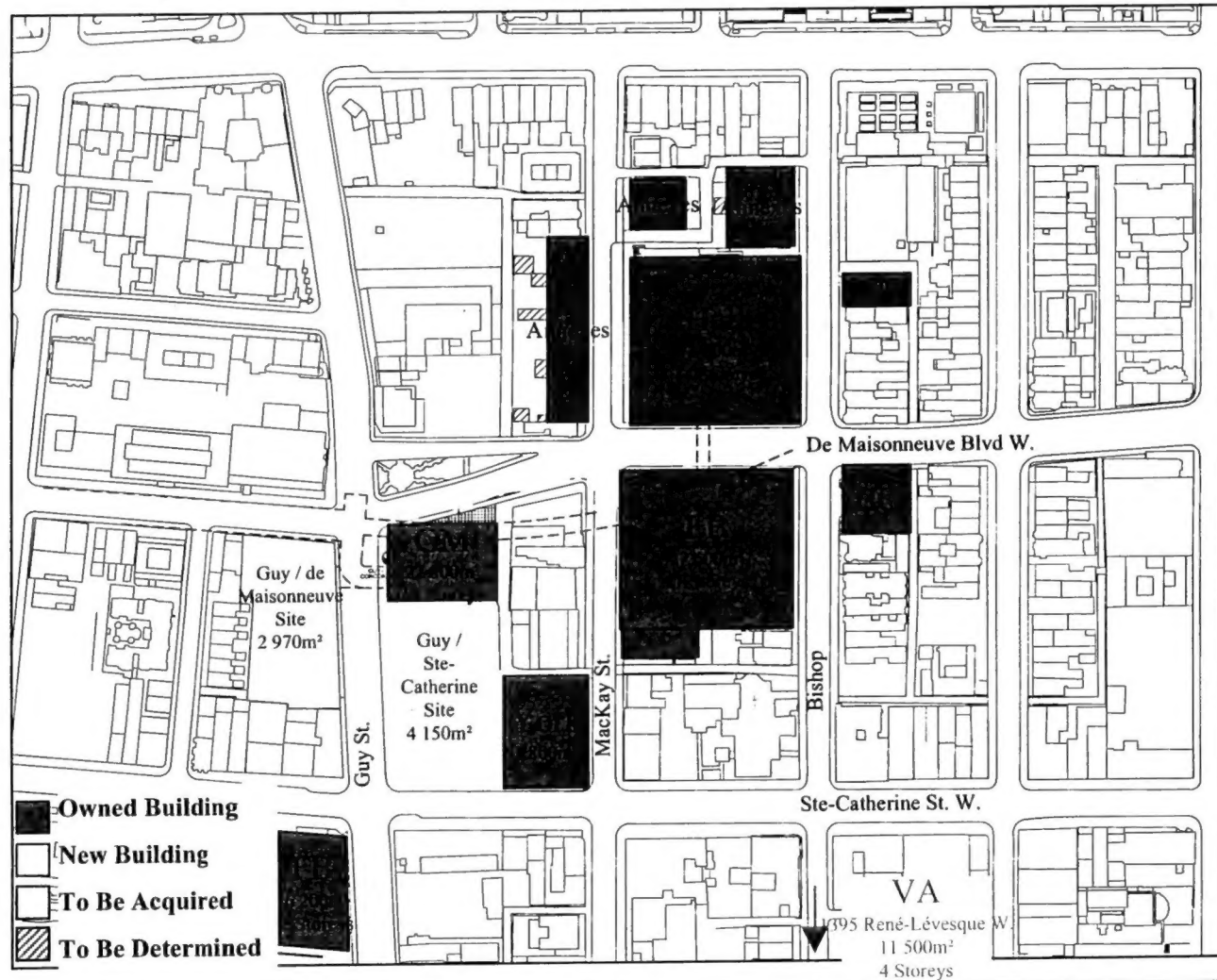
Within the context of the overall University Space Master plan, the first projects to be undertaken will be:

- The development of the west side of the Loyola Campus. Included in this project are:
 - the development of the integrated science complex, including the renovation of the Hall Bldg. space being vacated by the sciences;
 - the renovation of the Drummond Science Building for Communications Studies and Journalism; and
 - the acquisition of the Jesuit Residence and the construction of the new parking facilities.
- The development of the first phase of the Engineering&Computer Science/Visual Arts integrated complex on the "south of the GM Bldg./York Cinema" site. The first phase will incorporate the development of the Engineering/Computer Science facilities, approximately 11,000 m² of Visual Arts space and renovations to the Hall and McConnell Buildings
- The development of the first phase of the Commerce and Administration complex on the "Guy/deMaisonnette" site. The construction of the recreation and fitness facilities and the new classrooms will be part of the Phase I development. Renovation of part of the GM Building is included in this project.
- The first phase of the new Athletics Complex at Loyola.

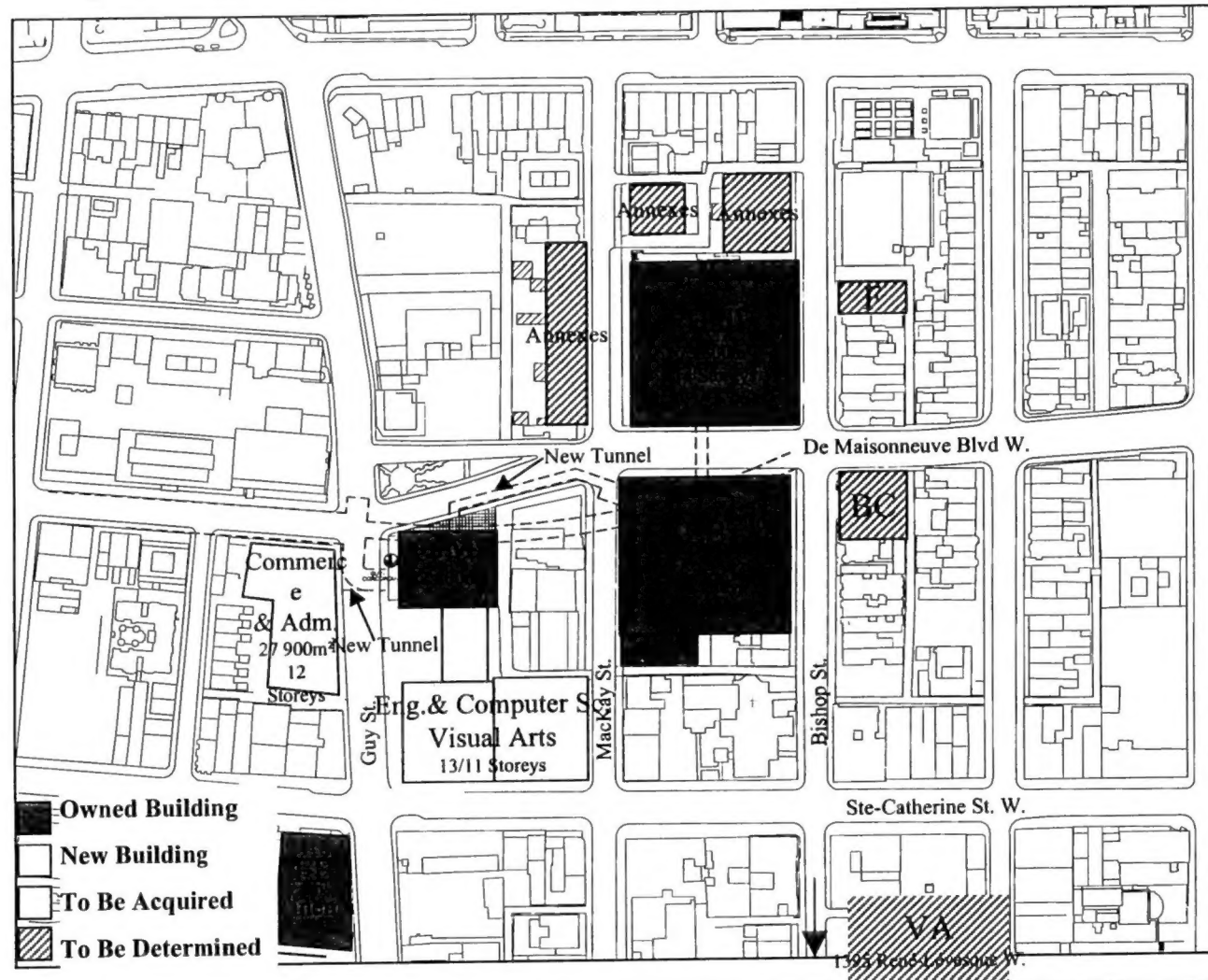
The Concordia University long-term space plan will be submitted in its entirety to the Ville de Montréal for consideration. However, after initial submission, it is recommended that, for purposes of approving specific projects, the City be asked to consider each Campus separately as the issues and potential constraints differ significantly for Loyola and Sir George Williams. By separating the Campuses for approval purpose, it will allow us to move forward expeditiously in a parallel manner.

G. Milton
February 16, 2000.

Existing Sir George Williams Campus



Proposed Sir George Williams Campus



Concordia University • Master Plan
Scenario February 2000

Projected Schedule

SGW Campus

**Engineering & Computer Science
and Visual Arts Bldg**

- 1 Program, Competition, Design & Bids
- 2 Parking Excavation (Guy / Ste-Catherine site)
- 3 Construction
- 4 Move dept's into New bldg

Commerce & Administration Bldg

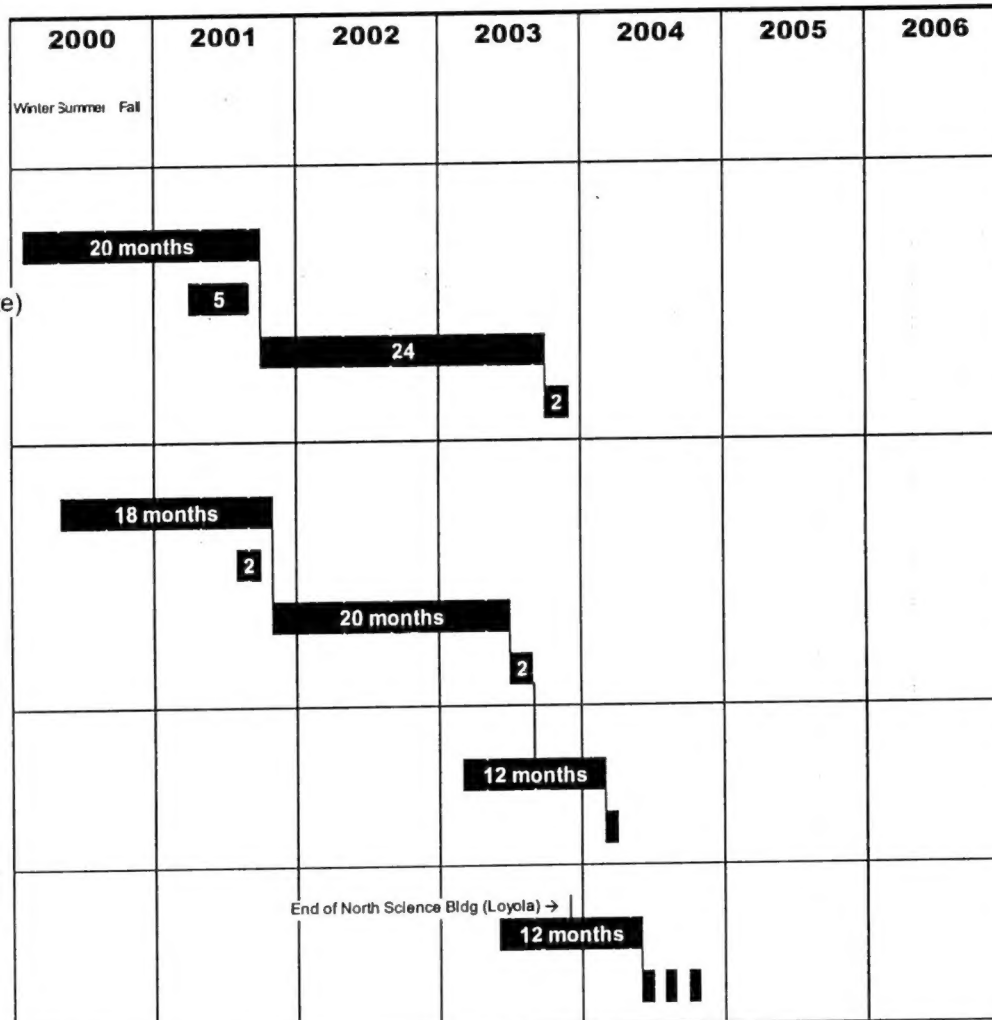
- 5 Program, Competition, Design & Bids
- 6 Parking Excavation (Guy site)
- 7 Construction
- 8 Move dept's from GM into New bldg

GM Bldg

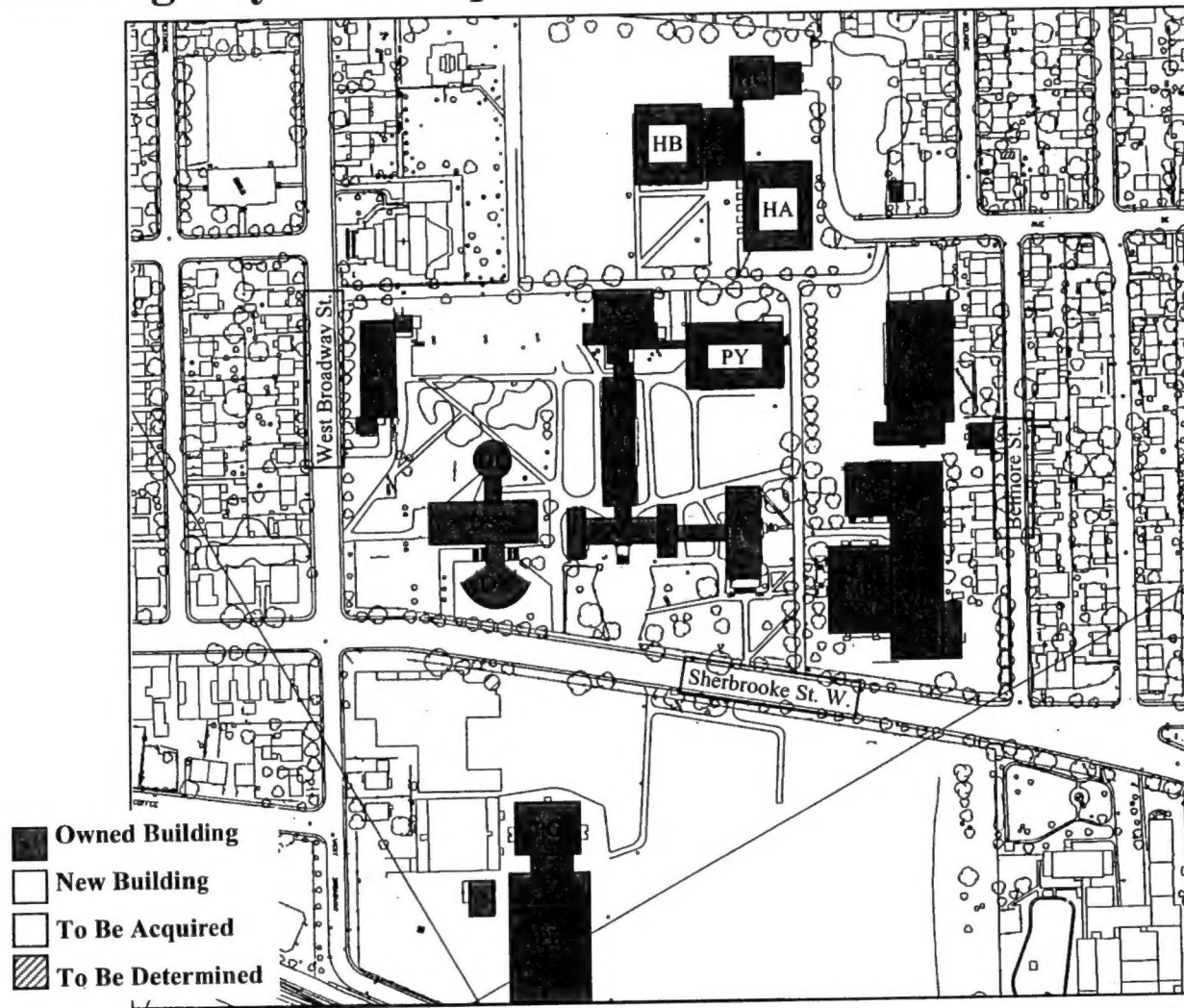
- 9 Renovation (Design, Bids, Construction)
- 10 Move dept's into GM

Hall Bldg

- 11 Renovation (Design, Bids, Construction)
- 12 Move dept's into renovated floors

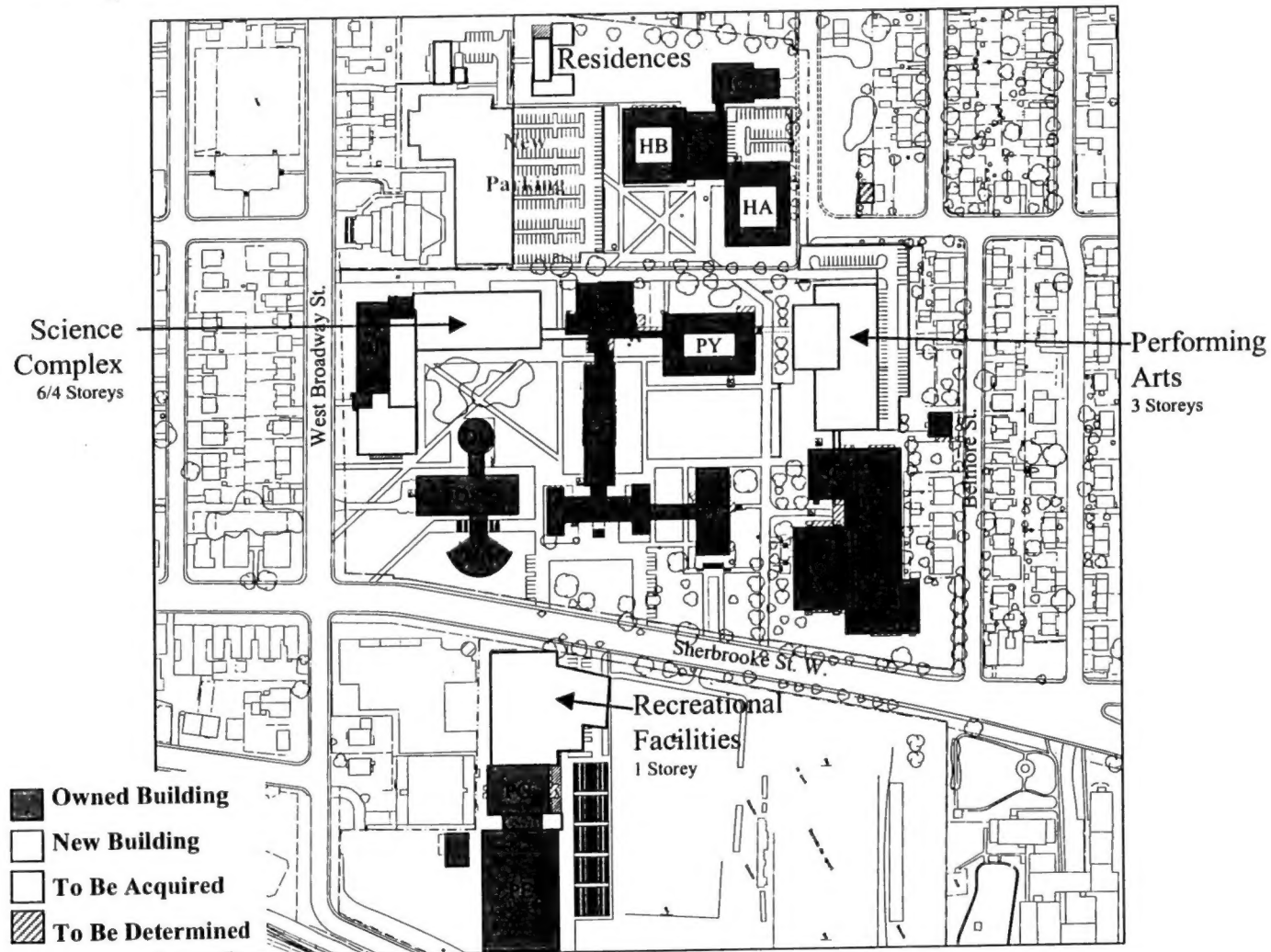


Existing Loyola Campus



Concordia University • Master Plan

Proposed Loyola Campus



**Concordia University • Master Plan
Scenario February 2000**

Projected Schedule

Loyola Campus

North Science Bldg

- 1 Program, Competition, Design & Bids
- 2 New Exterior Parking
- 3 Construction
- 4 Move dept's out of Hall and DS into New bldg

Drummond Science Bldg

- 5 Program, Competition, Design & Bids
- 6 Renovation
- 7 Move dept's from BR into DS

Bryan and New West Bldg

- 8 Finalize Design & Bids
- 9 West bldg Construction and BR Renovation
- 10 Move dept's into West and BR

